

# Contract Prep Form

3660 W 25<sup>th</sup> St 1701, Greeley, CO 80634

**Address** 3660 W 25<sup>th</sup> St 1701, Greeley, CO 80634  
**Seller(s)** (§2.3.) Jacob Gary Lehman  
**Legal Description** (§2.4.) Lot BE21, LONGSVIEW FILING NO. 1, 2ND REPLAT, County of Weld, State of Colorado  
**Other Inclusions** (§2.5.3.) All Kitchen Appliances, Clothes Washer & Dryer, Window Coverings (Blinds & Curtain Rods)  
**Parking & Storage** (§2.5.6.) Attached 2 Car Garage  
**Exclusions** (§2.5.7.) Seller's Personal Property, Freezer (located in Garage), Curtains  
**Earnest Money** (§4.3.) \$4,000  
**Metropolitan District** (§8.4.) N/A  
**FIRPTA** (§15.9.1.) Seller IS NOT a foreign person for the purpose of U.S. Income Taxation  
**Deed** (§13.) Special Warranty Deed  
**IMPORTANT TO NOTE:** The seller is currently seeking a replacement property. Please contact the listing agent to discuss the seller's preferred closing timeline prior to writing an offer.

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## LISTING BROKER

**RTown Real Estate** (License #EC100081212)  
**Amanda Hicks** (License #100036533)  
[Amanda@RTownRE.com](mailto:Amanda@RTownRE.com), 970-432-4883

## TITLE COMPANY & CLOSER

**Chicago Title of Colorado**  
**Shalene Galindo** (Escrow Officer)  
[Shalene.Galindo@ctt.com](mailto:Shalene.Galindo@ctt.com), 970.699.7351

## TRANSACTION COORDINATOR

**RTown Real Estate**  
**Jannette De Guzman**  
[Jannette@RTownRE.com](mailto:Jannette@RTownRE.com)

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## DOCUMENTS TO SIGN AT THE TIME OF PREPARING AN OFFER (Available in MLS Attachments)

- Source of Water Addendum
- Square Footage Disclosure
- Closing Instructions
- Seller's Property Disclosure
- Radon in Real Estate & Rental Transaction in Colorado
- RTown Wire Fraud Warning/Disclosure

## OTHER COMMENTS:

Once under contract, please include my Transaction Coordinator in all email communications by copying [Jannette@RTownRE.com](mailto:Jannette@RTownRE.com)



Amanda  
**HICKS**

970.432.4883  
[Amanda@RTownRE.com](mailto:Amanda@RTownRE.com)  
[www.RTownRE.com](http://www.RTownRE.com)

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